



Volume 41 Issue 1

450 Big Bear Lake Road • Bruceton Mills, WV 26525-6064

Spring Edition 2021

Office Hours

The office is currently open Monday through Friday from 9-5, Beginning on March 8th the office will begin summer hours.

AFTER March 8th
Monday 9-5
Tuesday 9-4
Wednesday 9-4
Thursday 9-5
Friday 9-5
Saturday 9-5
Sunday 9-5

Call 304-379-4382
Call 304-379-6411

For information, pay by phone, or inquire about lot sales and tours.

Store Hours

The Big Bear Lake Country Store will open, weather permitting, beginning weekends in April. Closed Easter weekend.

Phone Numbers

Office
304-379-4382
304-379-6411

Security Gate
304-379-8641

Store
304-379-3334

Follow Us On

www.bigbearwv.com

Dear Camping Family,

Welcome to the 2021 camping season! The Spring newsletter is your guide to the events, services and policies of the camplands. Your Spring newsletter also contains the updated electric box rental and sewage pump information and fee schedule.

Every territory has a tentative calendar of events with endless fun things to do. We know how anxious everyone is to get back to the recreational activities that we all enjoy. Please be aware, the personal safety and wellbeing of our owners and guests is of utmost importance. It will be up to the territory officers and volunteers to host activities that can be safely done with the COVID protocols that apply at the time of the event. Some normally expected activities may not be permitted before COVID restrictions are lifted. We expect activities where social distancing can be maintained and are in compliance with face covering requirements, to be reasonably safe. As the summer season progresses, we are hopeful that more COVID restrictions are lifted and we can get back to normal.

Thank you to all new and old camping families who spend time making their memories at Big Bear Lake!

FACE MASKS ARE REQUIRED

In all enclosed common buildings and where social distancing requirements cannot be maintained

NO EXCEPTIONS
at the Store, Office and Guard House



Process for Organizing an Activity in Your Territory and the Camplands

In the winter months, Territory representatives and volunteers compile a schedule of activities they would like to hold during the camping season. If you are interested in having any activity you must forward your ideas to a territory representative for approval. Territories are always seeking ideas, assistance, and most notably, volunteers to help.

In January, Territory Presidents or activity officers forward their event calendars to the Board of Directors for approval. Sylvia Carr, a board member has volunteered to oversee the activities submitted. She has expertise in insuring that events follow state and local laws. That events are safe and follow our insurance regulations. She also has knowledge of past events, such as the child getting run over during a convoy, that are not permitted in the camplands anymore. She also tries to help territories who may have the same type event on the same days re-schedule for better participation. Every territory President signs a user agreement for their approved activities.

After approval, Ms. Carr submits the calendar of events for each territory to the Spring Newsletter for publication. Any changes or additions must be submitted to her after this time. **Property owners are not permitted to conduct their own fund raisers, poker runs, or other public events without approval.**

The Big Bear Lake Newsletter is produced three times a year. The content of the articles are a collaborative effort of the Big Bear staff unless noted. We welcome ideas and suggestions for future editions.

Policy Notifications:

- Owner's complementary seasonal pass for waterpark will be continued for 2021. (Per Capital Improvement Fee)
- Golf cart insurance will continue to be required. We are also suggesting that all owners have liability insurance on their camping lot.
- Golf cart registration fee will remain at \$10 (tax included)
- Annual guest passes will remain at \$15 (plus tax)
- Daily guest passes will remain at \$3 per person per week (tax included)
- Guest RV registration fee remains at \$20 (tax included)

Annual Ramp Dinner CANCELLED FOR 2021

**OPENING DAY
FOR WATER PARK IS MAY 22nd**

Big Bear Real Estate

450 Big Bear Lake Road, Bruceton Mills, WV 26525



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- Advertisement of your lot in newspapers and our website
- Assist you in the sale price
- Professional sales people with a thorough knowledge of your properties location and advantages to a prospective purchaser
- Provide a complete tour of all facilities
- Contact you with all offers for your approval
- Represent you at the closing

450 Big Bear Lake Road, Bruceton Mills, WV 26525

www.bigbearwv.com

304-379-4382 or 304-379-6411

Joe E. Friend: Broker

Tara A. Helsley: Associate Broker

Katy Shreve: Real Estate Professional

Receiving Owners Cards, Stickers, and Passes

Cards and Stickers for lot owners - Property owners only, may pick up in person at the office. Owners will receive a card or sticker per name on the deed.

Passes - Two annual passes are issued per assessment fee paid. Three additional passes may be purchased at \$15.90 per pass. Passes are sold to property owners only.

Replacement passes are also available in the case of your card being lost or destroyed for a fee of \$15.90.

Annual Pass Use

- Property Owners are allotted TWO Annual Passes, at no cost, for each assessment made.
- Annual Passes are issued to ONE person only.
- Additional passes may be purchased. (Up to three passes)
- When Annual Pass holders come to the gate, they are admitted along with any guests or family members in the vehicle.
- Property Owners may purchase an unlimited amount of Visitor Passes.
- ALL proceeds from admitting guests go to the *Property Owners Association* and help pay for the extra use of facilities.

Porch Enclosures To Be Removed by April 15

Property owners are permitted to close up their porches for the winter. These enclosures are meant to be **TEMPORARY** as to protect the wood porch decking and various other personal possessions from the harsh winter rain and snow. The Camplands has an October 15-April 15 rule. The **October 15-April 15 Rule** is:

The porch closure cannot go up until October 15, unless your electric expired before that and you were closing up before October 15. The porch close up has to be removed by April 15. Plexiglas over or under screening can be used to close up for the winter. However, it must be removed, just as windows, by April 15.

The POA has an obligation to all property owners to enforce the Declaration of Restrictions and Covenants, and The Code of Conduct (page 7, section G, part 3) as it pertains to proper closures. The Code of Conduct provides the ability to fine Property Owners an initial \$100 for non-compliance and an additional \$20 a day until compliance is confirmed. The POA has had to file injunctive suits in Circuit Court to force property owners to remove illegal room additions and closures from their RV's. We will continue to file these suits as needed. Owners who close up for the winter and refuse to open the following spring are candidates for these legal actions.

Special Notice – Golf Cart Policies

Golf carts are an excellent means of transportation and are just plain fun to cruise around the camplands in. When operated as intended, and in accordance with manufacturers guidelines, they are very safe. However, when they are modified, overloaded or used as an off-road vehicle, they can become very dangerous. Unfortunately, not only have the number of carts increased but also the number of reported golf cart accidents. Every year it seems that someone is getting injured from a preventable accident. To help protect our owners from preventable accidents and other legal actions we will strictly enforce all rules and regulations concerning the registration and operation of golf carts.

Golf Cart Registration & Hold Harmless Agreement

All property owners using golf carts in the camplands must have it registered and must sign a hold harmless agreement. Registration and hold harmless agreements may be obtained at the security gate or by other authorized territory personnel each year. Registrations may be obtained any time except holiday weekends and possibly other high volume event weekends at the guard house. All carts registered will be given a current year decal. The fee is \$10.00 for registration.

Golf cart traffic stops will be held randomly to check for current registration and territory & lot numbers. Owners operating a golf cart without current registration are subject to fines of \$50 to \$100, and possible removal of cart from the Camplands.

Golf carts may only be operated on established campland roads

No carts will be permitted on trails, short-cuts, woodlands, embankments or old quarries. Any cart found in these areas or anywhere other than a roadway (excluding your lot) will be subject to a \$100 to \$300 trespassing violation. The property owner will be responsible no matter who is driving the golf cart.

Reckless Endangerment

A person may be fined up to \$400 or the amount equal to the annual assessment fee that operates a golf cart in a manner which places or may place another person in danger of death or serious bodily injury. A person that operates a golf cart, off road in a reckless manner may be subject to this violation.

Golf Cart Liability Insurance

Liability insurance coverage is required on any golf cart used within the Campland. Proof of insurance is required to register and must remain with their golf cart starting as of July 1, 2012. Any cart operated without proper registration and liability insurance will be subject to fines according to the Code of Conduct.

This protection is also required for owners of snowmobiles.

Insurance Information

Golf carts can be insured for liability and damage just as an auto can be. They can also be insured for theft. The cost for this insurance, depending on amount of coverage and your driving record is very reasonable with rates starting around \$40. **Property Owners must make sure that their coverage will cover the cart while being operated on the roads within the camplands. Some owners have mistakenly thought they had coverage, but their policy only covers the cart when on the owner's lot.**

You can contact your current insurance provider for more information or contact these local insurance agents.

- Nationwide, Kingwood, WV 304-329-1440, Jeff Smith Agency
- First United Insurance, Oakland, Maryland 301-334-3343, Ed Panther
- Nationwide, Morgantown, WV 304-296-3229, Michael Burnell
- Allstate, Morgantown, WV 304-292-0396 Stephen Burbidge
- Davis Insurance Group, Westover, WV 304-296-5481 Homer Rusty Davis
- Allstate, Morgantown, WV 304-599-1990, Karen Matthew
- Groves Insurance, Kingwood, WV 304-329-3020 Brad Groves
- State Farm, Morgantown WV 304-598-8960 John Christy
- Hartley Insurance, Kingwood, WV, 304-324-2161, Chris Hartley
- Insurance Centers, Bruceton Mills, WV, 304-379-2260

General Golf Cart Regulations

1. All golf carts must be registered yearly, have proof of insurance, and have a current sticker present on the cart.
2. All golf carts must have at least 3" size letters with the owner's lot number and territory on each side or on front & back.
3. **The person driving the golf cart must be a licensed driver.**
4. Driving over the posted speed limits or driving in a reckless manner is prohibited.
5. If the golf cart is used after dark it must have head lights and tail lights.
6. Golf carts can only be driven on developed roads within the Campland.
7. No more than two (2) persons are allowed on a golf cart, unless the cart is manufactured and approved for more than two.
8. All riders must be seated, absolutely no standing on the back of a cart.
9. Golf carts are not allowed on the main road from the guard house to the Country Store on major holiday weekends.

If you notice a golf cart not following the rules, get the lot number and contact the guard staff.

Holiday Restrictions on Golf Carts Apply

ANY golf cart **RENTED** from an authorized dealer, must also observe the restriction on Alaskan Boulevard on Memorial Day, July 4th, and Labor Day weekend holidays. No golf carts are allowed to drive on Alaskan Boulevard from the Yukon Trail intersection (from the Country Store) down to the security gate on these holiday weekends due to the heavy traffic. Thanks for your co-operation.

Golf Cart Registration

Cart Registrations will be held at the circle drive near Baby Bear Lake area on:

Saturday, May 29 — 2:00 – 4:00 pm

Sunday, May 30 — 2:00 – 4:00 pm

Friday, July 2 — 2:00 – 4:00 pm

Saturday, July 3 — 2:00 – 4:00 pm

In addition, Board of Directors members, Sylvia Carr and Lindy Straight will be conducting golf cart registrations at their lots (AV2294 and BB342) again this year to better serve our property owners.

To get the cart registered, you must have your territory and lot number on front and back OR side and side. These must be at least 3" letters and numbers. You must show current insurance and the property owner must be present to sign the Hold Harmless Agreement. The price will remain the same as last year at \$ 10.00 for each cart.

Employment Opportunities at Big Bear

Each Spring Alyeska and Big Bear Lake fill positions for the upcoming camping season. Seasonal employees may be needed and may begin applying in the office. Positions fill early for all areas. Applications can be found on our website or at various locations in the campground. Interested persons may apply for positions in:

- **Recreation - Attention: Joe Friend**
- **Maintenance crew - Attention: Mark Moyer**
- **Store staff - this includes over and under 18 years of age. Attention: Julie F. Schooley**
- **Security staff - Attention: Dave Muller**
- **CDL Licensed Drivers - Attention : Mark Schooley**
- **Office staff - Attention: Susan Myers**

Recreation Director Position Open

Position includes managing Bear Foot Springs Waterpark, Mini-golf, extra activities – Applications attention to Joe Friend

Notice To PET OWNERS- Please put ID tags with lot number on your Pet.

In the past several years we have seen an increase in property owners losing pets or strays wandering the property. Please attach a tag to your dog or cats collar which indicates your lot number and phone number. Doing this greatly increases that you will be reunited with your beloved pet quickly. If you do not tag your pet it may end up being delivered to the local pound in Kingwood if found. Additionally, Property owners who find lost pets often post pictures on the various facebook pages associated with the camplands. There are so many factors that lead to a dog or cat running away within the camplands every year. Please consider a tag which identifies them for a quick reunion. Thank you.

DOG OWNERS - Many property owners enjoy bring their pets with them to camp and present little or no problem with their neighbors. However, it only takes one noisy dog to ruin a family weekend or a serious dog bite incident to have devastating and costly consequences to all parties involved. The Declaration of Restrictions and Covenants clearly states: *All household pets which are permitted to enter or to remain within Big Bear Lake Camplands must be constantly under the effective control of their owners, and no household pets shall be permitted to roam at large or create unreasonable noise or nuisance, as for example, a barking dog.*

This regulation is very clear.

- **All dogs must be under the effective control of their owners at all times.**
- **All dogs must be on a leash while off the property owners lot or on common properties.**
- **Dogs that bark excessively are creating an unreasonable noise or nuisance.**

Any owner or guest that willfully disregards these regulations will be asked to remove their pet from the camplands. Additionally, property owners are responsible for their pet and their guest's pet if involved in a threatening or physical incident. This may include a Code of Conduct, Reckless Endangerment, violation fine of \$400. We would also ask that pets not be taken into the comfort stations and that you are considerate by cleaning up after your pet.

Electric Service

In this newsletter you will find the electric box rental fees for this camping year.

First, choose the start date for your electric service. Then payment may be made in the business office or by phone. If you call the office you will need a credit card or allow enough time for a check to be mailed before service begins.

Electric hook-ups are done each Friday of the season. Payment is required to reach the office by **Wednesday** of that week. Unscheduled or same day hook-ups may be done for an additional \$20.

If your lot does not have an electric box available on the pole, a two week request needs to be made. Additionally, for your protection the property owners electrical system must be in compliance with the electric safety codes of the camplands.

Please note there is a six month minimum fee for electric service. Therefore, any electric requests made after May 1, must continue until October 31. Please make your check out to Alyeska with your lot number and length of service indicated.

(Property owners must be in good standing, with no overdue fees and fines to obtain electric service)

2021 Summer Electric Dates and Box Rental

Dates of Service	# of days	Amount
03/26/2021 thru 09/26/2021	185	.259.00
03/26/2021 thru 10/03/2021	192	.268.80
03/26/2021 thru 10/10/2021	199	.278.60
03/26/2021 thru 10/17/2021	206	.288.40
03/26/2021 thru 10/31/2021	219	.306.60
04/02/2021 thru 10/03/2021	185	.259.00
04/02/2021 thru 10/10/2021	192	.268.80
04/02/2021 thru 10/17/2021	199	.278.60
04/02/2021 thru 10/31/2021	213	.298.20
04/09/2021 thru 10/10/2021	185	.259.00
04/09/2021 thru 10/17/2021	192	.268.80
04/09/2021 thru 10/31/2021	206	.288.40
04/16/2021 thru 10/17/2021	185	.259.00
04/16/2021 thru 10/31/2021	199	.278.60
04/23/2021 thru 10/31/2021	192	.268.80
04/30/2021 thru 10/31/2021	185	.259.00
05/07/2021 thru 10/31/2021	178	.249.20
05/14/2021 thru 10/31/2021	171	.239.40
05/21/2021 thru 10/31/2021	164	.229.60
05/28/2021 thru 10/31/2021	157	.219.80
06/04/2021 thru 10/31/2021	150	.210.00
06/11/2021 thru 10/31/2021	143	.200.20
06/18/2021 thru 10/31/2021	136	.190.40
06/25/2021 thru 10/31/2021	129	.180.60
07/02/2021 thru 10/31/2021	122	.170.80
07/09/2021 thru 10/31/2021	115	.161.00
07/16/2021 thru 10/31/2021	108	.151.20
07/23/2021 thru 10/31/2021	101	.141.40
07/30/2021 thru 10/31/2021	94	.131.60
08/06/2021 thru 10/31/2021	87	.121.80
08/13/2021 thru 10/31/2021	80	.112.00
08/20/2021 thru 10/31/2021	73	.102.20
08/27/2021 thru 10/31/2021	66	.92.40
09/03/2021 thru 10/31/2021	59	.82.60
09/10/2021 thru 10/31/2021	52	.72.80
09/17/2021 thru 10/31/2021	45	.63.00
09/24/2021 thru 10/31/2021	38	.53.20

Procedure for Garbage Collection Areas

Important Notice:

Televisions, computer monitors, and cell phones are NOT accepted in our refuse area. The land fill has banned the disposal of these items. These items must be recycled at an approved facility. Persons illegally dumping these items will be subject to a \$100 service charge.

Household garbage: Most any refuse generated on your campsite may be put in to the household trailer. Items that may **not** be put into this trailer include; appliances with Freon (refrigerators and air conditioners), tires, motor oil, free liquids (paint and stains), hazardous materials, batteries, LP tanks, gasoline tanks, and flammable liquids.

Construction and Demolition Debris: Most any material used in the construction of a building or in the demolition of a structure may be put into the C&D trailer. This includes dimensional lumber, shingles, concrete blocks, windows and doors. Items that may not be put into this trailer include; household refuse, appliances with Freon (refrigerators and air conditioners), tires, motor oil, free liquids (paint and stains), hazardous materials, batteries, LP tanks, gasoline tanks, and flammable liquids.

Refrigerators: Any refrigerator that is generated within the Camplands will be accepted in the junk metal bin. However,

they must be red tagged and certified as Freon free. You may contact your preferred heating and cooling company to have this done or contact Alyeska's office to have this service preformed. A charge of \$40 is required for the removal of Freon from each refrigerator or appliances with. Freon. Persons illegally dumping a non red tagged appliance will be assessed a \$100 service charge for the proper disposal of the appliance

Tires: Golf cart tires are the **only** tires that will be accepted, providing they are generated within the Camplands. NO automobile or truck tires should be generated within the Camplands and will **not** be accepted. Persons illegally dumping a tire will be assessed a \$20 service charge for the proper disposal of the tire.

Batteries: Golf cart batteries generated within the Camplands will be accepted. A separate storage area will be constructed to hold batteries and they will be recycled. Persons illegally disposing a battery into the trailers will be assessed a \$100 service charge for the removal and proper disposal of the battery.

Paint: Paint, stains, and roof coatings may be disposed of if they are **completely dried out**. You can store old paint cans with the lid off until they dry out or add kitty litter, sand, or dirt to adsorb the liquid until solid. Any person found to have illegally disposed of free liquids may be subject to criminal prosecution as subject to WV Department of Environmental Protection's rules and regulations.

LP Tanks: Old LP tanks generated within the Camplands will be accepted in the junk metal recycling bin. Any person illegally disposing a tank into the trailers will be assessed a \$50 service charge for the removal and proper disposal of the tank.

Outside garbage: This area is for the use of Big Bear Lake property owners and their guests for the proper disposal of refuse generated within the Camplands.

Absolutely no outside garbage will be accepted! Persons illegally disposing of non Campland generated garbage will be subject to service charges of at least \$100 and may be charged with "Theft of an unpaid service".

Scavenging: Absolutely NO scavenging will be permitted. Any person found to remove recyclable metals is **stealing from the POA** and will be charged accordingly.

Please note: Surveillance cameras and recording devices will be in place to enforce these rules.

Trailer Missing and Holiday Weekends: Occasionally, one may find the trailer in route to the landfill. If possible, please return later in the day to dispose of your trash. (It is estimated a round trip to the landfill takes around 4 hours). Properly bagged garbage may be left next to the fence in the event you can not return later for proper disposal. During high volume holiday weekends, we will have attendants to assist in collecting garbage and will use both trailers for household refuse to support disposal on these heavy usage weekends.

Please help us to keep Big Bear Lake clean and green with the proper use of the refuse area.

Your cooperation is greatly appreciated

Reminder From Business Office About Due Dates of Assessments

To help reduce the amount of overdue assessments the following schedule will be followed to insure that assessment dollars are collected timely.

- Billings were mailed January 1
- AV, WR, SVT, SVE are due on March 1
- All other territories are due on June 1
- ALL ACCOUNTS not paid in full within thirty days of the due date are considered delinquent and will be subject to collection through the Preston County Magistrate Court.
- Interest is added monthly to all past due accounts at 1.5%

If you are not able to pay the assessment that is due, please call the office for possible solutions at 304-379-4382 and 304-379-6411.

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Bearfoot Springs Special Offers !!

Opening Day Is May 22nd !!!!

— PRE-SEASON SALE OF ANNUAL PASSES —

January 1st to May 21st - Buy one pass at regular price and receive 25% off the second pass.
(discount given on passes of equal value or discount applies to less expensive pass)

Daily After 4PM Special - \$5.25 Adult • \$3.25 Child *(tax included)*

Grandparent Days - Every Friday and Monday!

(Grandparent is admitted to water park FREE with a paying child.)

Eight Pack of Passes for less than \$10 A Day!

(Buy a bundle of eight passes for \$79.99 an Adult \$49.99 for child.)

• • • • • **GREAT FOR EVERYONE AND THEY NEVER EXPIRE!!!** • • • • •

***Specials are for a limited time and are subject to change.**

Permits Required for Work on Lots

All property owners must have an approved permit for many improvements on their lots. Permits are required for:

- Cutting of trees
- Building any structures: roofers, porches, pavilions, storage buildings and fences.

Please allow 3-5 days to have a permit processed and approved. A \$20 fee is due when you pick up an approved permit.

Building permits expire October 31st of each year.

Tree cutting permits expire December 31st of each year.

Permits must be submitted by the person owning the property.

Preston County Taxes On Your Lot May Be Overdue

The Preston County Sheriff's Tax Office would like to remind all Big Bear Lake property owners to please pay their 2020 Preston County real estate tax on their Big Bear lots as soon as possible. The taxes were issued on July 15, 2020. The taxes will be delinquent as of April 1, 2021 and the tax office will only be able to accept full year payments. In May 2021, the tax office will begin publishing in the local newspaper per West Virginia state code and publication fees will apply. If the 2020 taxes are not paid by September 1, 2021, additional publication fees will apply as well as other fees to cover certified notification that will be sent to the property owners at the address that we had on file in 2020. If the taxes are unpaid by the end of business on Friday, November 1, 2021, they will go to the annual tax lien sale in November. If you feel that you have misplaced your tax bill, if you never received a tax bill or if you have questions, please feel free to contact our office at 304-329-0105 or 304-329-0106

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412 Chaplin Road • Morgantown, WV 26501

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solidrockdbahoy@frontier.com

Bus: 304-598-0267

Fax: 304-598-0268

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Water Tank Filling Station

Public Water District #4 has ran water service to the entrance of Big Bear. It will supply water to the office and a new bulk water filling station. Property owners will be able to fill water tanks with "city" water at no additional cost. If you have ever filled a large tank at a comfort station you know it can take a long time. The new station will have the ability to fill tanks at nearly 50 gallons per minute. Not only does this save you time, but it helps preserve the well water in dryer times. The station is located in the flea market field close to the woods line. It will be open during the camping season and closed during the cold winter months. **Please be aware this service is for property owner's personal use only. NO commercial businesses or any person can supply water to another person. No person may fill water tanks for a fee.** We are encouraging anyone filling a tank to take advantage of this free service.

Flea Market Dates and Vendor Sign-Up

FLEA MARKET SIGN – UP TO BE HELD, MAY 8TH AT 10:00 A.M. in the Office Building to the far right in front parking lot

The flea market signup will include a signed usage agreement from the property owner. It will verify that the property owner knows the rules and agrees to abide by them.

The site fee for a vendor spot at the flea market will be \$100. This fee covers all three holiday weekend flea market activities per vendor. Sites are 10 x 40. All of the proceeds from the site fee go to the Property Owner's Association and help with the expense associated with the flea market.

**Rules will be effective for the season and will be strictly enforced.
They include:**

- Only a property owner in good standing may reserve a site.
- No sites may be resold, leased, rented or occupied by anyone other than the property owner reserving the site.
- Property owners agree not to sell any counterfeit goods protected by copyrights, trademarks, patents or are otherwise prohibited by law. **This includes the name of the camplands and all other copyrighted and registered images owned by the camplands.**
- No property owner, guest or vendor may set up outside of the designated flea market area.

FLEA MARKET DATES:

Memorial Day – May 29th, 30th

July Holiday – July 3rd and 4th

Labor Day – September 4th, 5th

Big Bear Territory 2021

Saturday	May 15.....	Meeting	6:00 pm
Saturday	May 29.....	Breakfast.....	8:00 am
Saturday	June 5	Oldies.....	8:00 pm
Saturday	June 12.....	Poker Run/Funnel Cakes ..	6:00 - 8:00 pm
Saturday	June 19.....	Karaoke.....	8:00 pm
Saturday	June 26.....	Flea Market / Food	9:00 am - 1:00 pm
Saturday	July 3	Golf Cart Parade.....	1:00 pm
Saturday	July 10	Poker Run / Food.....	7:00 pm - 9:00 pm
Saturday	July 17	Meeting	6:00 pm
Saturday	July 17	Karaoke.....	8:00 pm
Saturday	July 24	Ice Cream Social	7:00 pm
Saturday	August 7	Poker Run / Food.....	6:00 - 8:00 pm
Saturday	August 14	Oldies.....	8:00 pm
Saturday	August 21	Flea Market / Bake Sale..	9:00 am - 1:00 pm
Saturday	August 28	Karaoke.....	8:00 pm
Saturday	September 4	Breakfast.....	8:00 am
Sunday.....	September 5	Bonnie's Bus Benefit - Sign up at Noon Poker Run / Food.....	2:00 pm - 4:00 pm
Saturday	September 11	Karaoke.....	8:00 pm
Saturday	September 18.....	Meeting / Brunch	11:00 am
Saturday	September 18.....	Poker Run / No Food....	6:00 pm - 8:00 pm

Aleutian Territory 2021

Saturday	May 15.....	Painting for Kids	2:00 PM
Saturday	May 15.....	Meeting	4:00 pm
Saturday	May 22.....	Late Nite Bingo	9:00 pm
Sunday	May 30	Poker Run	6:00 - 8:00 pm
Saturday	June 5	Bingo	7:00 pm
Saturday	June 12	Meeting	4:00 pm
Saturday	June 12	Poker Run	4:00 - 6:00 pm
Saturday	June 19	Kid's Bike Run	2:00 pm
Saturday	June 19	Bingo	7:00 pm
Saturday	June 26	Breakfast	9:00 am
Saturday	June 26	Ladies Craft.....	6:00 pm
Friday	July 2	Karaoke	6:00 pm
Saturday	July 10	Kids Movie	9:00 pm
Saturday	July 17	Meeting	4:00 pm
Saturday	July 17	Poker Run	6:00 - 8:00 pm
Saturday	July 24	Kid's Day	1:00 pm
Saturday	July 24	Bingo	7:00 pm
Saturday	July 31	1/2 Chicken Roast	5:00 pm till Sold Out
Saturday	August 14	Kid's Candy Bar Bingo.....	2:00 pm
Saturday	August 14	Family Movie	9:00 pm
Saturday	August 21	Meeting	4:00 pm
Saturday	August 21	Bingo	7:00 pm
Saturday.....	September 4	Poker Run	6:00 - 8:00 pm
Sunday	September 5	Karaoke	6:00 pm
Saturday.....	September 18	Meeting	4:00 pm
Saturday.....	September 18	Bingo	7:00 pm
Saturday.....	September 25	Trunk or Treat	4:00 PM



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Annual Meeting Dates Set

The Territory Meeting will be on June 19th at 10:00 am at the Community Building.

This meeting is held annually in order that property owners may meet the POA Board of Directors and ask questions in an informal "town hall" type atmosphere get together. No sign up is necessary and everyone is welcome to attend.

ANNUAL PROPERTY OWNERS MEMBERSHIP MEETING

The Annual Meeting will be held in the Community Building on July 10th, at 10:00 am.

This is a formal meeting with the general membership and the Board of Directors. Presentations are made about the budget, maintenance work, elections to the Board, and other items on the agenda. This is a formal meeting where members must inform the Directors if they wish to speak. Letters will be mailed to all property owners with more information about this meeting later in the summer along with their proxy for elections.

Anchorage Territory 2021

Saturday	May 15.....	Clean up	1:00 pm
Saturday	May 22.....	Poker Run	6:00 - 8:00 pm
Sunday.....	May 23.....	Territory Meeting.....	1:00 pm
Saturday	June 19.....	Poker Run	6:00 - 8:00 pm
Sunday.....	June 20.....	Territory Meeting.....	1:00 pm
Saturday	July 17.....	Benefit Poker Run "Toys For Tots"	4:00-6:00 pm
Saturday	July 24.....	Family Night.....	7:00 - 10:00 pm
Sunday.....	July 25.....	Territory Meeting.....	1:00 pm
Saturday	July 31.....	Tie Dye event	3:00 pm
Saturday	August 14....	Poker Run	6:00 - 8:00 pm
Saturday	August 21....	Chicken Roast	4:00 pm
Sunday.....	August 22....	Territory Meeting.....	1:00 pm
Saturday	Sept. 18	Glow Night Poker Run	8:00 - 10:00 pm
Sunday.....	Sept. 19	Territory Meeting.....	1:00 pm

KE & KL Territory 2021

Saturday	May 22.....	Bingo	12:30 pm
Saturday	May 22.....	Poker Run.....	4:00 - 6:00 pm
Saturday	May 29.....	Bingo	12:30 pm
Saturday	May 29.....	Late Night Bingo.....	9:30 pm
Saturday	June 5.....	Bingo	12:30 pm
Saturday	June 5.....	Late Night Bingo.....	9:30 pm
Saturday	June 12.....	Meeting.....	10:00 am
Saturday	June 12.....	Bingo	12:30 pm
Saturday	June 12.....	Late Night Bingo.....	9:30 pm
Saturday	June 19.....	Gospel Sing.....	2:00 pm
Saturday	June 26.....	Bingo	12:30 pm
Saturday	June 26.....	Dessert Auction	6:00 pm
Saturday	July 3.....	Bingo	12:30 pm
Saturday	July 3.....	Poker Run.....	4:00 - 6:00 pm
Sunday.....	July 4.....	Kids Bingo	7:00 pm
Saturday	July 10.....	Kids Day (12 and under).....	Noon - 2:00 pm
Saturday	July 10.....	Late Night Bingo.....	9:30 pm
Saturday	July 17	Meeting.....	10:00 am
Saturday	July 17	Bingo	12:30 pm
Saturday	July 24.....	Bingo	12:30 pm
Saturday	July 31.....	Bingo	12:30 pm
Saturday	July 31.....	Late Night Bingo.....	9:30 pm
Saturday	Aug. 7	Meeting.....	10:00 am
Saturday	Aug. 7	Late Night Bingo.....	9:30 pm
Saturday	Aug. 14	Bingo	12:30 pm
Saturday	Aug. 14	Poker Run.....	4:00 - 6:00 pm
Saturday	Aug. 21.....	Benefit Poker Run - Alzheimer Assoc.....	Noon- 3:00 pm
Saturday	Aug. 21.....	Late Night Bingo.....	9:30 pm
Saturday	Aug. 28	Bingo	12:30 pm
Saturday	Sept. 4	Bingo	12:30 pm
Saturday	Sept. 4	Late Night Bingo.....	9:30 pm
Sunday.....	Sept. 5	Gospel Sing / Covered Dish Dinner	2:00 pm
Saturday	Sept. 11	Meeting.....	10:00 am
Saturday	Sept. 11	Pumpkin Races	12:30 pm
Saturday	Sept. 18	Halloween Party-Trick or Treat/DJ.....	4:00 pm
		Karaoke/Costume Contest	
		Golf Cart Decoration Contest	

Preston County Clean Indoor Air Regulation

The Preston County Health Department has adopted a 100% Smoke-Free regulation prohibiting smoking and the use of electronic smoking devices in all enclosed public places. This regulation includes comfort stations, offices, community building, Country Store, and territory buildings. Smoking is also prohibited where the general public assemble to engage in physical exercise, this would include the water park, mini-golf and all children's playgrounds. This regulation does not apply a private residence (your lot and camper). Please be considerate of our children and non-smoking campers.

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Bearfoot Springs Ticket Schedule

— DAILY RATE —

Adult Admission (48 inches and over) \$12.99

Child Admission (under 48 inches) \$7.99

— SEASON PASS —

Adult Admission (48 inches and over) \$79.99

Child Admission (under 48 inches) \$49.99

— SEVEN DAY WEEKLY PASS —

Adult Admission (48 inches and over) \$29.99

Child Admission (under 48 inches) \$19.99

* West Virginia sales tax not included

Property Owners continue to receive complimentary waterpark pass or the option to buy discounted passes.

The POA Board of Directors adopted a complimentary waterpark pass policy.

- **ONE** Bearfoot Springs season pass will be issued to property owners for each **capital improvement fee paid**.

- Property owners that pay more than one capital improvement fee will get a pass for each fee paid
- Passes are only good for a deeded owner of the lot (your name must be on the deed)
- Passes are not transferable (once issued you can not give to someone else)
- Owners must be current with all fees and have paid the current year's assessment.
- Complimentary passes have no cash value and can not be used for rain checks
- Complimentary passes will only be issued at the office (you **can not** get it at the waterpark as the staff does not have access to your account there)
- Owners must have photo ID to obtain the pass
- Complimentary passes are subject to the same rules as any other season pass
- **If you do not want to use your free pass, you have the option to buy four day passes for \$10 instead. This is a \$51.96 value for \$10! These passes expire at the end of the current summer season.**

DISH TV Must Be On Your Lot

Individual lot owners, who want satellite TV dishes installed for their personal use, must be sure the satellite dish is located within the boundary of their property. Any tree trimming for the dish must be limited to the owner's property/lot.

Sewage Tank Requirements

- Tank must be on concrete or off of ground for visual inspection.
- Tank and piping need to be properly valved and plumbed to prevent spills.
- Tank must be placed under camper.
- Valves need to be easily accessible.
- No sewage or grey water can be dumped on the ground.
- Valves must have a handle, be easily accessible, and be in good working condition.
- If using a tote tank, specific requirements must be met. Please ask for additional information and specifications.
- Volumes over 50 gallons or a 2nd connection will result in a higher pumping cost.

Honey-dipper Service

Alyeska conveniently offers sewage pumping service for Big Bear property owners.

Pumping will begin on Tuesday and be completed by Friday. Payment must be received by close of business on Monday.

The first sewage pump of the season will be April 13. **The normal schedule will be every Tuesday through November 2nd. Weather permitting.** Please remember to add about 5 gallons of water and a deodorant to the tank before using. When checking to make sure your camper was pumped, please do not rely on the fill gauge in your camper. These are often very unreliable

The following options are available:

1. \$21.98 per pump for single pump
2. \$17.99 per pump, minimum 10 pumps per season paid in advance
3. \$16.99 per pump, minimum 20 pumps per season paid in advance
4. \$56.89 for pump and flush
5. Tanks which are greater than 50 gallons or have a second hook-up: additional \$12.50
6. \$56.89 Large Tank (250 gallons or more)

(Tax included)

Big Bear Subject to Contractor's Licensing Act

The West Virginia Contractor's Licensing Act clearly provides policy of the state of West Virginia stating, "**It is hereby declared to be the policy of the state of West Virginia that all persons desiring to perform contracting in this state be duly licensed to ensure capable and skilled craftsmanship utilized in construction projects in the state, both public and private.**"

The Act defined "contractor" as, a person who in any capacity for compensation submits a bid to construct, alter, repair, or add to, subtract from, or improve any building, **where the cost of the materials and labor are \$2,500.00 or more.**

Based upon the plain reading of the Act, it is apparent that contractors hired by property owners to perform work at the Camplands are required to have a West Virginia Contractor's License so long as the amount of work is over \$2,500.00.

The question has been asked if the Big Bear Lake POA verifies that a person working on a property owner's lot is a licensed contractor. The Act only requires "incorporated municipality or other political subdivision" to obtain the information required by the West Virginia Code before issuing building permits. A private association created by deed covenants is not required. Moreover, it is the understanding that BBLPOA does not issue the building permits to the contractor who is performing the work; rather, the BBLPOA issues building permits to the owner of the individual lots. **It is the responsibility of the lot owner to make sure the person performing the work is a licensed contractor.**

Alaskan Village - 2021

Saturday	April 24	Open-up Work Party	10:00 am
Saturday	May 15	Meeting.....	1:00 pm
Sunday	May 30	Night Glow Poker Run (No kitchen)	
			8:00 - 10:00 pm
Saturday	June 5	Flea Market / Kitchen Open	11:00 am - 2:00 pm
Saturday	June 12	Bake Sale / Kitchen Open....	11:00 am - 2:00 pm
Saturday	June 19	Meeting.....	1:00 pm
Saturday	June 26	Kid's Candy Bar Bingo.....	7:00 - 8:00 pm
Saturday	July 3	Breakfast.....	8:00 - 11:00 am
Saturday	July 3	Poker Run.....	6:00 - 8:00 pm
Saturday	July 10	Flea Market / Kitchen Open...	11:00 am-2:00 pm
Saturday	July 17	Christmas in July/Kitchen Open..	9:00 am-2:00 pm
Saturday	July 17	Meeting.....	4:00 pm
Saturday	July 24	Hot Roast Beef Dinner	4:00 pm till sold out
Saturday	August 7	Flea Market / Kitchen Open	11:00 am - 2:00 pm
Saturday	August 7	Mardi Gras Poker Run/Kitchen Open ...	4:00-6:00 pm
Saturday	August 14	Kid's Carnival.....	1:00 - 4:00 pm
Saturday	August 21	Meeting - Nominations	1:00 pm
Saturday	Sept. 4.....	Poker Run / Kitchen Open	4:00 - 6:00 pm
Saturday	Sept. 11.....	Trunk or Treat	4:00 - 6:00 pm
Saturday	Sept. 18.....	Meeting - Elections.....	1:00 pm
Saturday	Sept. 25.....	Close up Work Party.....	11:00 am

Yukon/Prospect Territory 2021

Saturday	May 15	Free Poker Run	8:00 - 10:00 pm
Saturday	May 22	Spaghetti Dinner.....	Noon - 2:00 pm
Saturday	May 22	Karaoke	8:00 - 11:00 pm
Saturday	May 29	Funnel Cakes	4:00 - 6:00 pm
Saturday	May 29	Poker Run	8:00 - 10:00 pm
Saturday	June 5	Free Veterans Dinner.....	Noon - 2:00 pm
Saturday	June 5	Poker Run	8:00 - 10:00 pm
Saturday	June 12	Flea Market.....	10:00 am - 3:00 pm
Saturday	June 12	Poker Run	8:00 - 10:00 pm
Saturday	June 26	Funnel Cakes	2:00 - 4:00 pm
Saturday	June 26	Poker Run	8:00 - 10:00 pm
Saturday	July 3	Childrens Carnival	11:00 am - 4:00 pm
Saturday	July 3	Poker Run	8:00 - 10:00 pm
Saturday	July 10	Purse Auction	2:00 - 4:00 pm
Saturday	July 10	Karaoke	8:00 - 11:00 pm
Saturday	July 17	Chinese Auction	2:00 - 4:00 pm
Saturday	July 17	Free Poker Run	8:00 - 10:00 pm
Saturday	July 24	Colombo Law Free Helmets	Noon - 2:00 pm
Saturday	July 24	Social Hour	4:00 - 6:00 pm
Saturday	July 24	Poker Run	8:00 - 10:00 pm
Saturday	August 7	Wings	Noon - 2:00 pm
Saturday	August 7	Karaoke	8:00 pm - 11:00 pm
Saturday	August 14	Flea Market.....	10:00 am - 3:00 pm
Saturday	August 14	Poker Run	8:00 - 10:00 pm
Saturday	August 21	Cold Cut Subs	Noon - 2:00 pm
Saturday	August 21	Poker Run	8:00 - 10:00 pm
Saturday	August 28	Deer Hunt.....	3:00 - 5:00 pm
Saturday	August 28	Poker Run	8:00 - 10:00 pm
Saturday	Sept. 4	Poker Run	8:00 - 10:00 pm
Saturday	Sept. 11	Poker Run	8:00 - 10:00 pm

Important Reminders about Territory Events:

Territories hosting a **Yard Sale or Flea Market**; the person selling MUST be a property owner and cannot be selling for any type of business (Avon, Tupperware, T-Shirt/Apparel sales etc.) This includes a property owner who has his/her side business. **The Building User Agreement states NO business can be conducted at your building. If anyone is observed allowing this, the event will be shut down and not re-scheduled.**

Territories hosting a **Poker Run** must be sure **every cart in the event is registered**. This is for the safety of all property owners as the owner must carry insurance to be registered. Please assist us in making Big Bear safe for all property owners and guests.

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ELECTRIC INSPECTIONS TO BE HELD

Alyeska electric technicians conduct electrical safety inspections throughout the year. All property owners systems need to be in compliance with Alyeska's regulations to help prevent electrical malfunctions and potential fire hazards.

Property owners which have their own locks on the Alyeska's electric box may be cut off by the technicians during the inspection. We apologize for any inconvenience this may cause.

Spring Comfort Station Opening

As the weather warms up, Big Bear staff begins to open up the comfort stations. As stations are opened they are posted at the guard house, offices, the official facebook site, and the country store. We anticipate that all stations will be open by May 1st

Please keep in mind that the water in the stations will freeze and damage pipes if the station is opened before the end of the freeze season near the END of April. It is not uncommon for snow and freezing temperatures to be reported until the end of April.

The five winter comfort stations that are currently open are: 5 (water park station), 22, 28, 38 and 46.

WEB: Check us out on the Web and Facebook!

www.bigbearwv.com

FACEBOOK: Although many Face Book groups use the name of Big Bear Lake in their title, there are only three group pages monitored and administrated by the management and staff of this campland. Camper groups and territory groups are privately monitored by individuals not associated with management. Check with your territory rep to see if your area has a group.



The three official managed sites are:

[Big Bear Lake Camplands](#)
[Big Bear Real Estate](#)
[Big Bear Lake Trail Center](#)